

Exhibit Q

“Exhibit 5” from Deposition of
Matt Roberts



Samuel F. McCormack Co., Inc.
Insurance Adjusters and Appraisers

March 26, 2021

Philadelphia Insurance Company
One Bala Plaza
Bala Cynwyd, PA 19004

Attention: Matthew Shealy

RE:	ASSURED:	BAS Holding Corp.
	MAIL ADDRESS:	PO Box 172, Raynham, MA 02767
	LOSS LOCATION:	433 Forest Avenue, Brockton, MA 02301
	TYPE OF LOSS:	Fire
	DATE OF LOSS:	03/17/2021
	OUR FILE NO.:	21-00764
	POLICY NO.:	PHPK2149023
	CLAIM NO.:	PHEK21031426748

1ST REPORT

Dear Mr. Shealy:

SOURCE AND DATE OF ASSIGNMENT:

The assignment of this loss was received in our office on **03/19/2021** from the claims department. The insured was contacted on **03/19/2021** and the loss was inspected on **03/20/2021, 03/22/2021** and **03/26/2021**.

RECOMMENDED RESERVES:

Based on replacement of the building with 8850 sf of open exhibition space with matching architectural details, we are recommending a precautionary reserve of \$2,000,000.00.

ENCLOSURES:

1. Fire Report
2. Chapter 139 Letter
3. Property Card
4. Asbestos Survey Report
5. Roof Measurement Report
6. Brockton Fire Dept Photographs
7. Stonehill College Photographs
8. Adjuster Photographs – 3/22/21
9. Adjuster Photographs – 3/26/21

COVERAGE:

Coverage information provided has been confirmed indicating that the insured's policy is subject to policy form CP0010, CP1030. It is insured in the blanket amount of **\$2,349,908.00** building and business personal property totaling **\$70,750.00**. The policy inception date is 06/27/2020 to 06/27/2021. The policy is written subject to a **\$5,000.00** deductible.

42 Holbrook Avenue, Braintree, MA 02184 1-800-972-5399 (781) 843-1222 Fax (781) 849-8191
125 Waterhouse Road, Bourne, MA 02532 (508) 403-2600 Fax (508) 403-2602
www.mccormackadjuster.com

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ASSURED:	BAS Holding Corp.
POLICY NO:	PHPK2149023
OUR FILE NO:	21-00764
YOUR CLAIM NO:	PHEK21031426748

OTHER INSURANCE:

There is no other insurance.

PREVIOUS LOSSES:

We are unaware of prior loss history at insured location.

RISK:

The involved risk is the "Exhibit Building" listed as Location #1, Building #4 on the declarations page. The building was utilized for off season storage of Fairground supplies and in season the building was used for displays and agricultural exhibits. Due to the Pandemic, the Fairgrounds had been closed. Future plans were unknown given the Massachusetts restrictions.

We have secured photographs from a local college to demonstrate pre-loss finishes.

The building consists of two open exhibition buildings constructed of triple wythe brick walls with a steel truss open roofing system. The front building is approximately 4700 sf and the rear addition is 4150 sf. The interior of the brick walls was finished with painted plaster and all openings were trimmed out with decorative moldings.

We are in the process of preparing building valuations; which will be included in our next reporting.

ENCUMBRANCE:

There is a mortgage on the residence in favor of Rockland Trust Company.

ORIGIN:

Total loss fire sustained to Location #1, Building #4. Mr. Sean Reddy of NEFCO Fire Investigations has been retained to perform a cause & origin investigation.

Enclosed, please find a copy of the preliminary Brockton Fire Department report. They arrived on scene 3/17/21 at 0100 to a 5-alarm fire. According to their preliminary report, the cause "undetermined after investigation". We have secured the enclosed photographs from BFD.

ADJUSTMENT:

We were on site 3/20/21. At that time, no access was allowed and the demolition was underway. City Officials and Brockton FD required emergency demo. No engineer has been identified.

Your insured has provided the enclosed asbestos survey report from Banner Environmental Services. You will note, asbestos hazards were identified.

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ASSURED:	BAS Holding Corp.
POLICY NO:	PHPK2149023
OUR FILE NO:	21-00764
YOUR CLAIM NO:	PHEK21031426748

The building will need to be rebuilt to match the existing with the front building built on a slab on grade, and the rear building to be built on a slab which is constructed over a concrete foundation.

SUBROGATION:

We defer to Mr. Reddy's investigation and leave the decision of subrogation to the discretion of the carrier.

RECOMMENDATIONS:

Please diary your file ahead for a 30 day period. We will keep you advised of all significant developments.

Very truly yours,



Andrew McCormack, President
arm@mccormackadjuster.com
Cell: 781-953-4972

**Brockton Fire Department
Incident Report**

**Page: 1
03/22/2021**

Incident #: 21-4825-IN Exp. 0

Call #: 21-24342

Location: 500 BELMONT ST
BROCKTON, MA 02301

Census Tract: 5107-00
District: 8242

Officer In Charge: NARDELLI, BRIAN on
Report By: NARDELLI, BRIAN on 03/17/2021
Approved By: NARDELLI, BRIAN on 03/17/2021

Basic Incident Information

Incident Type: Building fire
Property Use: Warehouse
Actions Taken: Extinguishment by fire service personnel

Owner: GEORGE CARNEY
500 BELMONT ST
BROCKTON, MA 02301

Property Loss: \$400000
Contents Loss: \$0

Pre-Incident Value: \$400000
Pre-Incident Value: \$0

Resources Used Summary

Alarm: 03/17/2021 @ 0053
Cleared: 03/17/2021 @ 0516

Arrived: 03/17/2021 @ 0100

Shift: 4

Alarms: 5

Aid: None

Apparatus
Suppression: 9
EMS: 0
Other: 1

Personnel
Suppression: 33
EMS: 0
Other: 2

Casualties Summary

Deaths
Fire Service: 0
Civilian: 0

Injuries
Fire Service: 1
Civilian: 0

Special Studies

Highest Alarm Level: Fifth Alarm

Brockton Fire Department
Incident ReportPage: 2
03/22/2021

Incident #: 21-4825-IN Exp. 0

Fire

Buildings involved: 0
Residential living units: 0
Acres Burned:

Area of origin: Undetermined
Cause of ignition: Cause undetermined after investigation
Heat source: Undetermined
Item first ignited: Undetermined
Type of material:
1st Contributing Ignition Factor:
2nd Contributing Ignition Factor:

Mobile Property Involved: None

Pre-fire plan available: No

Structure

Structure type: Enclosed building
Building status: Undetermined
Main floor size: 100' x 80'

Stories above grade: 2
Stories below grade: 1

Story of fire origin: 1
Fire spread: Confined to room of origin
Stories with minor damage:
Stories with significant damage:
Stories with heavy damage:
Stories with extreme damage:

Detector presence: Undetermined
Type: Undetermined
Power: Undetermined

Automatic extinguishment system: None Present

State

Critical incident: No

Brockton Fire Department
Incident Report

Page: 3
03/22/2021

Incident #: 21-4825-IN Exp. 0

NARRATIVE FOR DEPUTY CHIEF BRIAN NARDELLI

Ref: 21-4825-IN

Entered: 03/17/2021 @ 0559 Entry ID: 10329
Modified: 03/17/2021 @ 0559 Modified ID: 10329

Sir,

Enroute for a reported building fire and E5 calls off with heavy fire showing. On arrival, I found heavy fire showing at the A side of the building 3 story ordinary construction turn of the century building, I struck a second alarm and ordered SA to stretch a 2 1/2. L1 forcing front door and heavy fire overhead and collapsing overhang. Pulled all Cos. back and set up for a defensive attack. Ordered E2 to feed E5 and E7 to feed SA which both would inturn feed L2 and L2 respectively. Found that the hydrants were not sufficient and struck a third alarm. Chief of Dept. on scene and took Command, I struck a fourth alarm to set up a relay pump to Thurber ave and Belmont st. for sufficient water supply and placed TO1 in command of the operation. Major burning brand concern at the outset of the fire and initial water supply sufficient to quickly darken down and control flow of brands. I struck a 5 th alarm and it layed out as follows.

L1 AD corner, L2 AB corner, L4 CD corner.

L1 fed by E5 that was fed relay by E2 to E7 to East Bridgewater Engine connected on Belmont st.

L2 fed by E3, that was fed by West Bridgewater Engine from the Avon Engine that was connected to a hydrant on the 36" main on Thurber Ave.

L4 was fed by Stoughton Engine that was fed by The Easton Engine connected to a hydrant at Belmont and Torrey st.

All three aerial master streams operating and were able to extinguish the main body of fire.

National Grid requested along with Building Dept. and property owner to make a determination on the demolition of the building. B2 on scene and made determination that roof needs to be pushed in by property owner to make the building safe. This will happen at first light. All fire extinguished and checking for hot spots that were extinguished as they appeared. Nat. Grid terminated power to the building. FP1 and 2 on scene and investigating with the State Fire Marshall. All Cos. picking up and returning. Water Dept. on scene to assist with shutting of hydrants. All members on scene exposed to the products of combustion gases.

DC Nardelli



Samuel F. McCormack Co., Inc.
Insurance Adjusters and Appraisers

VIA EMAIL

March 22, 2021

Brockton City Hall
Building Inspector
45 School Street
Brockton, MA 02301
building@cobma.us

RE	ASSURED:	BAS Holding Corp.
	LOSS LOCATION:	433 Forest Avenue, Brockton, MA 02301
	POLICY NO:	PHPK2149023
	TYPE OF LOSS:	Fire
	DATE OF LOSS:	03/17/2021
	OUR FILE NO:	21-00764

To Whom It May Concern:

Claim has been made involving loss, damage or destruction of the above-captioned property, which may either exceed \$1,000.00 or cause **Massachusetts General Laws, Chapter 143, Section 6** to be applicable. If any notice under **Massachusetts General Laws, Chapter 139, Section 3B** is appropriate, please direct it to the attention of this writer and include a reference to the above-captioned insured, location, policy number, date of loss and claim or file number.

Thank you for your anticipated cooperation.

Very truly yours,

Andrew McCormack

Adjuster
arm@mccormackadjuster.com

cc: Board of Health

42 Holbrook Avenue, Braintree, MA 02184 1-800-972-5399 (781) 843-1222 Fax (781) 849-8191
125 Waterhouse Road, Bourne, MA 02532 (508) 403-2600 Fax (508) 403-2602
www.mccormackadjuster.com

BROCKTON

Printed: October 28, 2020

GENERAL INFORMATION

Living Units	449
Neighborhood	56
Alternate ID	8319/1611
Vol / Pg	C2
District	COMMERCIAL
Zoning	
Class	

COMM 2010 PERMIT



Assessment Information

	Appraised	Cost	Income	Prior
Land	7,622,200	7,622,200	7,622,200	7,312,000
Building	1,032,500	1,032,500	-6,925,200	895,800
Total	8,654,700	8,654,700	697,000	8,207,800

Manual Override Reason	Value Flag	COST APPROACH
Base Date of Value	150'	MONOPOLE
Effective Date of Value		111000

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/25/18	69657	825	OTHER	Temporary Tent
07/05/18	69495	50	OTHER	Temporary Tent
07/05/18	69488	100	OTHER	Temporary Tent
05/29/18	69014	2,000	OTHER	Mobile Staging
12/19/17	R68135	0	DEMOLITION	Modular Bldg Left Side

100

Deed Reference	Deed Type	Grantee
8319/1611		BROCKTON AGRICULTURAL

PIC 000850

COMMERCIAL PROPERTY RECORD CARD

2021

BROCKTON

Situs : BELMONT ST

Parcel Id: 026-116

Class: 368

Card: 1 of 3

Printed: October 28, 2020

Building Information

Year Built/Eff Year 1920 /
 Building # 1
 Structure Type Office Bldg L/R 1-4s
 Identical Units 1
 Total Units
 Grade D+
 # Covered Parking
 # Uncovered Parking
 DBA FAIRGROUNDS

Building Other Features

Line Type	Meas1	Meas2	# Stops	Ident Units	Line Type	+/-	Meas1	Meas2	# Stops	Ident Units
1 Porch, Enclosed				24	37	1				
1 Sprinkler Sys Wet				2,737	1	1				
1 Overhead Dr-Roll Stl				10	14	5				

Interior/Exterior Information

Line	Level	From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	2,737	346	Offices	9	Frame	Wood Frame/Joist/B	Normal	Hw/Steam	None	Normal	2	2

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,737	Offices	30		99,510

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Dairy Barn	1940			5	7,150	E	0	261,150
2	Quonset Bu	1950	76	150	1	11,400	D	2	42,050
3	Dairy Barn	1950	40	82	1	3,280	D	1	41,050
4	Steel Bldg	1970	60	60	1	3,600	D	3	30,370
5	Steel Bldg	1970	65	65	1	4,225	D	3	33,870

PIIC 000851

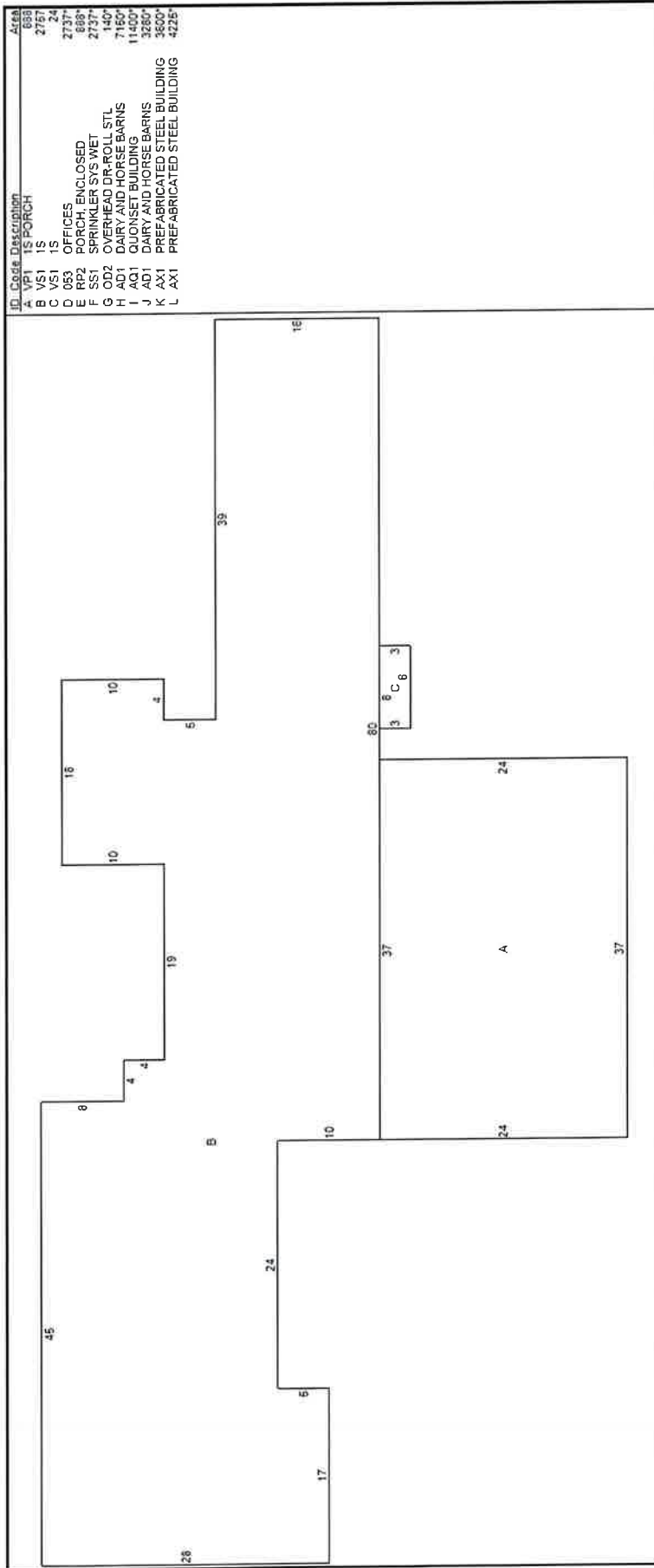
Situs : BELMONT ST

Parcel Id: 026-116

Class: 368

Card: 1 of 3

Printed: October 28, 2020



Additional Property Photos



Situs : BELMONT ST

Parcel Id: 026-116

Class: 368

Card: 1 of 3

Printed: October 28, 2020

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod ModDescription	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00 S	Shell Income Use Group	0	1,322						0							
01 A	003 Apartments/Per Unit	0	1,844				5		0		40					
04 S	003 Office Low Rise 1-3 Sto	0	2,737	16.00		43,792	10		0	39,413	35			13,795	13,795	25,618
16 S	002 General Restaurant	0	3,200	20.00		64,000	10		0	57,600	15			8,640	8,640	48,960

Apartment Detail - Building 1 of 3


Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
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Building Cost Detail - Building 1 of 3

Total Gross Building Area	2,737
Replace, Cost New Less Depr	99,510
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	99,510
Value per SF	36.36

Notes - Building 1 of 3

Income Summary (Includes all Building on Parcel)	
Total Net Income	74,578
Capitalization Rate	0.107000
Sub total	696,991
Residual Land Value	
Final Income Value	696,991
Total Gross Rent Area	7,946
Total Gross Building Area	9,268

Situs : BELMONT ST	PARCEL ID: 026-116	Class: 368	Card: 2 of 3	Printed: October 28, 2020
CURRENT OWNER BROCKTON AGRICULTURAL 1958 BROADWAY RAYNHAM MA 02767 8319/1611 01/01/1800				

GENERAL INFORMATION Living Units 449 Neighborhood 56 Alternate ID 8319/1611 Vol / Pg C2 District COMMERCIAL Zoning Class	
Property Notes COMM 2010 PERMIT	

Assessment Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 20.0000			6,513,590
Undeveloped	AC 7.4500			324,520
Undeveloped	AC 18.0000			784,080
Total Acres: 45.45				
Spot:				
Location:				

Assessment Information				
Land	Appraised	Cost	Income	Prior
Land	7,622,200	7,622,200	7,622,200	7,312,000
Building	1,032,500	1,032,500	-6,925,200	895,800
Total	8,654,700	8,654,700	697,000	8,207,800
Manual Override Reason				
Value Flag		Base Date of Value		1/1/2020
150' MONOPOLE		Effective Date of Value		1/1/2020
COST APPROACH				

Entrance Information				
Date	ID	Entry Code	Source	
12/19/18	P&C	Field Review	Other	
06/08/17	JPO	Entry & Sign	Owner	
12/21/16	H&P	Field Review	Other	
11/03/14	JOD	Unimproved	Tenant	

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/25/18	69657	825	OTHER	Temporary Tent
07/05/18	69495	50	OTHER	Temporary Tent
07/05/18	69488	100	OTHER	Temporary Tent
05/29/18	69014	2,000	OTHER	Mobile Staging
12/19/17	R68135	0	DEMOLITION	Modular Bldg Left Side

Sales/Ownership History				
Transfer Date	Price	Type	Validity	
Deed Reference				
8319/1611			Deed Type	Grantee
				BROCKTON AGRICULTURAL

Inspection Witnessed By

PIIC 000854

Situs : BELMONT ST

Parcel Id: 026-116

Class: 368

Card: 2 of 3

Printed: October 28, 2020

Building Information

Year Built/Eff Year 1960 /
 Building # 2
 Structure Type Food Stand
 Identical Units 1
 Total Units
 Grade D
 # Covered Parking
 # Uncovered Parking
 DBA

Building Other Features

Line Type	Meas1	Meas2	# Stops	Ident Units	Line Type	+/-	Meas1	Meas2	# Stops	Ident Units
1 Canopy Only				1						
1 Canopy Only				1						
1 Wood Deck				1						

Interior/Exterior Information

Line	Level	From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	3,200	240	Restaurant	10	Frame	Wood Frame/Joist/B	Below Norm	Unit Heat	None	Below No	2	2

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	3,200	Restaurant	30		133,910

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Br/St Shed	1950	1	432	5	432	C	F	26,090
2	Frame Shed	1950	1	384	3	384	C	F	3,180
3	Frame Shed	1950	1	288	1	288	C	F	800
4	Restroom	1950	1	3,328	1	3,328	D	2	83,680
5	Restroom	1950	1	530	1	530	D	2	13,330

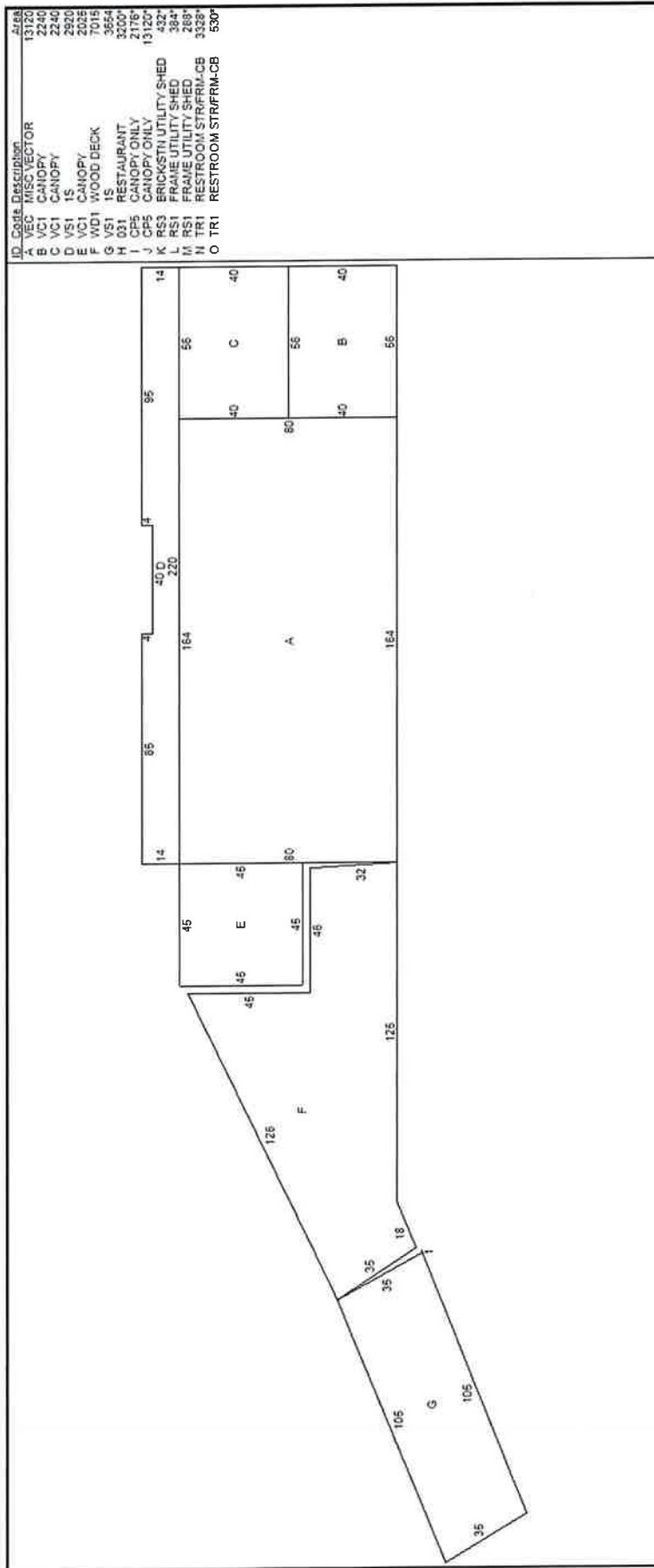
Situs : BELMONT ST

Parcel Id: 026-116

Class: 368

Card: 2 of 3

Printed: October 28, 2020



Additional Property Photos



PIIC 000856

Situs : BELMONT ST

Parcel Id: 026-116

Class: 368

Card: 2 of 3

Printed: October 28, 2020

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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00	S	Shell Income Use Group	0	1,322						0							
01	A	003 Apartments/Per Unit	0	1,844				5		0		40					
04	S	003 Office Low Rise 1-3 Sto	0	2,737	16.00		43,792	10		0	39,413	35			13,795	13,795	25,618
16	S	002 General Restaurant	0	3,200	20.00		64,000	10		0	57,600	15			8,640	8,640	48,960

Apartment Detail - Building 2 of 3

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
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Building Cost Detail - Building 2 of 3

Total Gross Building Area	3,200
Replace, Cost New Less Depr	133,910
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	133,910
Value per SF	41.85

Notes - Building 2 of 3

Income Summary (Includes all Building on Parcel)

Total Net Income	74,578
Capitalization Rate	0.107000
Sub total	696,991
Residual Land Value	
Final Income Value	696,991
Total Gross Rent Area	7,946
Total Gross Building Area	9,268

Situs : BELMONT ST

PARCEL ID: 026-116

Class: 368

Card: 3 of 3

Printed: October 28, 2020

CURRENT OWNER		GENERAL INFORMATION	
BROCKTON AGRICULTURAL	Living Units	Neighborhood	449
1958 BROADWAY	Alternate ID	56	
RAYNHAM MA 02767	Vol / Pg	8319/1611	
8319/1611 01/01/1800	District	C2	
	Zoning	COMMERCIAL	
	Class		

Property Notes	
COMM 2010 PERMIT	



Land Information			
Type	Size	Influence Factors	Influence % Value
Primary	AC	20.0000	6,513,590
Undeveloped	AC	7.4500	324,520
Undeveloped	AC	18.0000	784,080
Total Acres: 45.45			
Spot:			
Location:			

Assessment Information				
	Appraised	Cost	Income	Prior
Land	7,622,200	7,622,200	7,622,200	7,312,000
Building	1,032,500	1,032,500	-6,925,200	895,800
Total	8,654,700	8,654,700	697,000	8,207,800
Manual Override Reason				
Value Flag	COST APPROACH		Base Date of Value	1/1/2020
150' MONOPOLE	111000		Effective Date of Value	1/1/2020

Entrance Information		
Date	ID	Entry Code
12/19/18	P&C	Field Review
06/08/17	JPO	Entry & Sign
12/21/16	H&P	Field Review
11/03/14	JOD	Unimproved

Permit Information			
Date Issued	Number	Price	Purpose
07/25/18	69657	825	OTHER
07/05/18	69495	50	OTHER
07/05/18	69488	100	OTHER
05/29/18	69014	2,000	OTHER
12/19/17	R68135	0	DEMOLITION
			Modular Bldg Left Side

Sales/Ownership History		
Transfer Date	Price	Type
		Validity
		Deed Reference
		Deed Type
		Grantee
		BROCKTON AGRICULTURAL

Inspection Witnessed By _____

PIIC 000858

Situs : BELMONT ST

Parcel Id: 026-116

Class: 368

Card: 3 of 3

Printed: October 28, 2020

Building Information

Year Built/Eff Year 1940 /
 Building # 3
 Structure Type Residential 1 Family
 Identical Units 1
 Total Units
 Grade C
 # Covered Parking
 # Uncovered Parking
 DBA

Building Other Features

Line Type	Meas1	Meas2	# Stops	Ident Units	Line Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch, Enclosed	1	204	1						

Interior/Exterior Information

Line	Level	From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1	B1	100	1,322	168	Support Area	9	None	Wood Frame/Joist/B	None	None	None	None	2	2
2	01	01	100	1,734	184	Apartment	10	Frame	Wood Frame/Joist/B	Normal	H-w/Steam	None	Normal	3	3
3	A1	A1	100	275	47	Apartment	10	Frame	Wood Frame/Joist/B	Normal	H-w/Steam	None	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,322	Support Area	30		6,210
2	1,734	Apartment	45		119,390
3	275	Apartment	45		7,430

Outbuilding Data

Line	Type	Yr Bilt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
7	1s Lean To	1950	24	50	3	1,200	E	1	10,290
8	1s Lean To	1950	40	80	1	3,200	E	3	9,150

PIIC 000859

BROCKTON

tyler **COMMERCIAL PROPERTY RECORD CARD** 2021
ell division

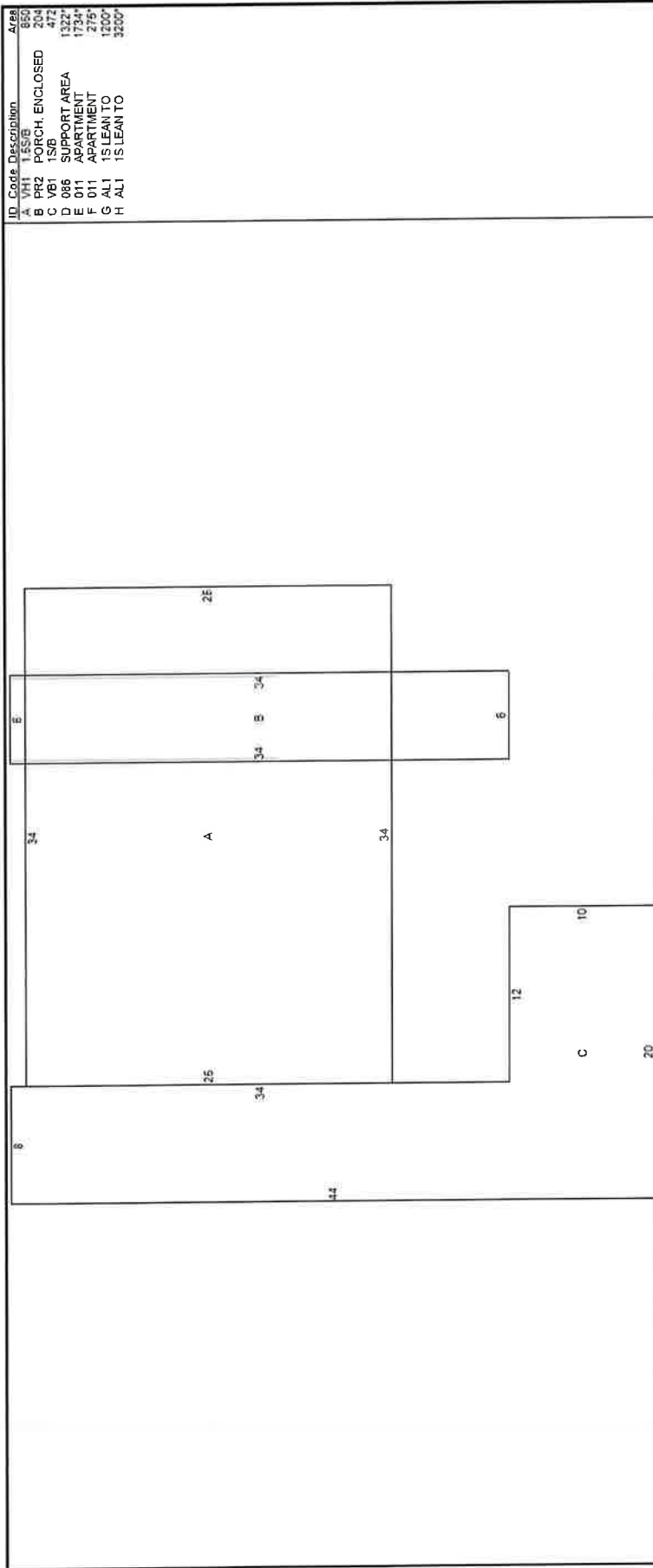
Situs : BELMONT ST

Parcel Id: 026-116

Class: 368

Card: 3 of 3

Printed: October 28, 2020



Additional Property Photos



PIIC 000860

Situs : BELMONT ST	Parcel Id: 026-116	Class: 368	Card: 3 of 3	Printed: October 28, 2020
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Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod	Model ModDescription	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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00	S	Shell Income Use Group	0	1,322						0						
01	A	003 Apartments/Per Unit	0	1,844				5		0		40				
04	S	003 Office Low Rise 1-3 Sto	0	2,737	16.00		43,792	10		0	39,413	35		13,795	13,795	25,618
16	S	002 General Restaurant	0	3,200	20.00		64,000	10		0	57,600	15		8,640	8,640	48,960

Apartment Detail - Building 3 of 3

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
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Building Cost Detail - Building 3 of 3

Total Gross Building Area	3,331
Replace, Cost New Less Depr	133,030
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	133,030
Value per SF	39.94

Notes - Building 3 of 3

Total Net Income	74,578
Capitalization Rate	0.107000
Sub total	696,991
Residual Land Value	
Final Income Value	696,991
Total Gross Rent Area	7,946
Total Gross Building Area	9,268



Asbestos Survey Report

State House
600 Belmont Street
Brockton, MA 02301



Asbestos Survey Report
600 Belmont Street
Brockton, MA 02301



Certification of Field Activities

Asbestos Building Survey

Site Location: 600 Belmont Street, Brockton, MA 02301

Prepared For: C Carney Environmental

Conducted By: Mr. Darren J. Johnson

Title: Licensed Asbestos Inspector

License: I hereby certify that sampling and analyses have been conducted pursuant to EPA NESHAP, OSHA 1926.1101 and MA DEP regulations and accurately represents the conditions in the areas tested on this date.

Asbestos Hazards
Identified:

☒ Yes

☐ No

Signatures:

A handwritten signature in black ink, appearing to read "Darren J. Johnson", is written over a horizontal line.

Dates: March 18, 2021

Report Preparation

Prepared By: Mr. Darren J. Johnson

Title: Licensed Asbestos Inspector

Dates: March 22, 2021

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600 Belmont Street
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1. EXECUTIVE SUMMARY

Banner Environmental Services, Inc. was contracted by C Carney Environmental to perform an asbestos survey on the residential building located at 600 Belmont Street, Brockton, MA 02301. The property was unoccupied at the time of the survey.

The Asbestos Survey at 600 Belmont Street, Brockton, MA 02301 was conducted in accordance with relevant State and Federal Regulations and in compliance with 40 CFR Part 61, Subpart M, NESHAP Renovation and Demolition Standard. Homogenous materials were identified in locations throughout the property. Samples of suspect homogenous materials were collected from these locations in compliance with above standards.

In accordance with 29 CFR 1926.1101 and 1910.1001, any and all materials not specifically sampled and found to be "non-asbestos containing," "no asbestos detected," or otherwise been proven to not contain asbestos in any quantity must be treated as a Presumed Asbestos Containing Material (PACM) and disturbed only in accordance with Federal, State, and Local regulations identified in this summary report.

See attached laboratory reports and chain of custody forms for a complete listing of sampled suspect asbestos containing materials and analytical results. Asbestos summary tables can be found in [Section 3](#). Inspector and laboratory accreditations are provided in Appendices [A](#) & [B](#).

Field investigative activities revealed the presence of the following asbestos containing materials: **Window glaze, caulk, roof material, wall material and pipe insulation.**

The information in this report summarizes the sampling and analytical methodologies, site location, materials found to contain asbestos, sample results, along with laboratory and personnel qualifications.

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2. SCOPE OF INSPECTION

A. Building Specifications

Two building was constructed in 1932. It has a wood frame and steal construction with an asphalt roof system. Interior walls consist of gypsum board and CMU. The building was badly damaged and ordered torn down by Brockton Fire Department. The property was unoccupied at the time of the survey.

B. Preface

Banner Environmental Services, Inc. was contracted by C Carney Environmental to perform an asbestos survey at 600 Belmont Street, Brockton, MA 02301. The asbestos survey was conducted on March 18, 2021.

C. Training

All inspectors utilized by Banner Environmental Services, Inc. have appropriate certifications and licenses. See [Appendix A](#) for certifications and licenses.

D. Methods

i. Asbestos Survey

The Asbestos Survey conducted at 600 Belmont Street, Brockton, MA 02301 was inspected in accordance with relevant State and Federal Regulations, and in compliance with 40 CFR Part 61, Subpart M, NESHAP Renovation and Demolition Standard.

ii. Sampling Procedures

Representative Bulk samples of suspect asbestos containing building materials were randomly collected at the project sites as defined by the scope of work. For the purpose of this survey, Homogenous Area (HA) determination was based on the following criteria:

- Similar physical characteristics (same color and texture, etc.)
- Application (sprayed-on, troweled-on, assembly into a system, etc.)
- Material function (Thermal insulation, floor tile, wallboard system, etc.)

Non-suspect materials that could be visually determined to be non-asbestos (i.e., fibrous glass, foam rubber, etc.) by the accredited inspector were not sampled.

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Brockton, MA 02301



iii. Limitations of Survey

It is recommended that should any suspect material not specifically identified in analytical reports or chains of custody become evident or discovered during demolition activities, that the demolition activities be stopped until samples of the suspect materials are collected by a licensed asbestos inspector and analyzed for asbestos content.

The conditions and estimated quantities as herein stated of all areas and materials are based upon field observations made at the time of the inspection and were estimated in the field without "as-built" or to-scale diagrams or drawings for verification.

Banner Environmental Services, Inc. did not take soil samples and makes no representation as to whether buried suspect asbestos containing materials exist on the site.

iv. Analysis Methodology

Laboratory analytical services were provided by: EMSL Analytical, Inc. located at 5 Constitution Way, Unit A, Woburn, MA 01801, Department of Labor and Standards #AA000188.

Polarized Light Microscopy (PLM) samples were analyzed utilizing the Environmental Protection Agency (EPA) test methods EPA /600/M4-82/020 for the analysis of asbestos in building materials and procedures described in EPA/600/R-93/116 where applicable.

Analysis was performed using the bulk sample for visual observation and slide preparations(s) for microscopic examination and identification. The samples were analyzed for asbestos (chrysotile, amosite, crocidolite, anthophyllite, and actinolite, tremolite), fibrous non-asbestos constituents (mineral, wool, cellulose, etc.) and non-fibrous constituents. Using a stereoscope, the analyst visually estimates relative amounts of each constituent by determining the volume of each constituent in proportion to the total volume of the sample. If a material contains greater than 1% asbestos, it is considered to be an asbestos-containing material.

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3. FINDINGS

The asbestos building material survey was conducted at 600 Belmont Street, Brockton, MA 02301. The matrices included in this section provide a summary of homogenous materials locations, with identifying information and laboratory findings. These matrices include only sampled homogenous materials which were found to contain asbestos in any quantity, including those materials with <1% asbestos, or “trace” amounts. Refer to lab reports included in [Appendix C](#) for sampled materials found to be non-asbestos containing.

Sample ID	Location	Description	Color	Asbestos	Quantity	Homogenous Areas
04	Debris	Window Glaze	White	5% Chrysotile	TBD	Throughout
07	Debris	Caulk	Black	5% Chrysotile		
10	Debris	Roof Material	Black	10% Chrysotile		
12	Debris	Roof Material	Black	3% Chrysotile		
13	Debris	Wall Material	Tan/White	<1% Chrysotile		
16	Debris	Window Caulk	Tan/White	5% Chrysotile		
21	Debris	Siding Caulk	Tan	5% Chrysotile		
22	Debris	Window Glaze	White	5% Chrysotile		
25	Basement	Insulation	White	35% Chrysotile	15 Linear Feet	None Identified

Asbestos Survey Report
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4. CONCLUSIONS AND RECOMMENDATIONS

The above listed types of homogenous areas were determined to be positive for asbestos containing material greater than 1% or in trace amounts. The asbestos survey was conducted in accordance with relevant State and Federal Regulations and in compliance with 40 CFR Part 61, Subpart M, NESHAP Renovation and Demolition Standard. Any changes in the scope of work may require further inspection and sampling.

In accordance with 29 CFR 1926.1101 and 1910.1001, all material that is not identified as non-suspect material or non-asbestos containing by laboratory analysis should be treated as Presumed Asbestos Containing Material (PACM) and will consider that material to be asbestos until proven otherwise.

See attached laboratory reports and chain of custody forms for a complete listing of sampled suspect asbestos containing materials and analytical results. Laboratory accreditations are provided in [Appendix B](#).

Assuming renovations require disturbing materials throughout the building areas, we recommend removing all identified ACM materials in spaces where renovation will occur. If full demolition is determined as a course of action, we recommend removing all ACM materials within the work areas prior to demolition. Additional quantification and identification of materials may be needed in areas that were inaccessible prior to demolition or renovation.

Licensed and trained asbestos personnel should remove any ACM that is to be disturbed by the planned renovations from the buildings. Written notification is required by state and local regulations prior to beginning any work on ACM. Send written notification, as required by USEPA NESHAP Asbestos Regulations 40 CFR 61 Sub Part M, to the designated regional NESHAP notification office and any other state and local regulating body at least 10 working days prior to beginning any work on ACM.

Any areas where ACM or PACM may be present, and will be affected by renovation, rehabilitation or construction activity, shall be subject to all applicable regulations and guidelines. These guidelines are outlined below:

Any abatement, monitoring and clearance activity must be conducted in accordance with the following regulations:

EPA 40 CFR Part 61, "NESHAP", OSHA 29 CFR 1910. and 1926., MA Department of Labor Standards (DLS) Regulation 453 CMR 6.00, MA Department of Environmental Protection (DEP) Asbestos Regulation 310 CMR 7.00, 7.09, and 7.15 as amended, NIOSH Recommendations, and any other applicable Federal, State and Local government regulations and guidelines concerning asbestos or related construction activities.

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5. APPENDICES

Appendix A: Inspector Qualifications

Appendix B: Laboratory Certifications

Appendix C: Laboratory Results

Appendix D: Photos

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APPENDIX A: Inspector Qualifications



Michael Flanagan
Director

Asbestos Inspector

DARREN J. JOHNSON

Eff. Date 01/14/21

Exp. Date 01/14/22

AI900710

Member of C.O.N.E.S.

BOSR BOS 7/9/21

22



DARREN JOHNSON

successfully completed the course and examination for

Asbestos Inspector Refresher

In Compliance with Requirements of Rhode Island DOH 216-RICR-50-15-1 and
TSCA Title II MAP which meets the requirements of USEPA AHERA 40 CFR 763

conducted by



Daniel J. Simas, Training Provider / General Manager
ECM Training, 181 Amoral Street, Riverside RI 02915
T: 401-438-1360 www.ecmne.com

ECMT200485
Certificate Number

07/09/2021
Expiration Date

PASS
GRADE

07/09/2020
End of course

Asbestos Survey Report

600 Belmont Street
Brockton, MA 02301



APPENDIX B: Laboratory Certifications



THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF LABOR AND WORKFORCE DEVELOPMENT
DEPARTMENT OF LABOR STANDARDS
19 STANIFORD STREET, BOSTON, MASSACHUSETTS 02114

CERTIFICATION FOR ASBESTOS ANALYTICAL SERVICES

EMSL ANALYTICAL, INC
5 CONSTITUTION WAY
UNIT A
WOBURN MA 01801

LICENSE: AA000188

EXPIRES: Thursday, May 27, 2021

IN ACCORDANCE WITH MGL CH. 149 § 6B AND 453 CMR 6.08 THIS CERTIFICATE IS ISSUED BY THE DEPARTMENT OF LABOR STANDARDS TO THE ABOVE NAMED ENTITY TO PROVIDE THE ASBESTOS ANALYTICAL SERVICES SPECIFICALLY LISTED BELOW.

CLASS A CERTIFICATE
CLASS C CERTIFICATE
CLASS D CERTIFICATE

A handwritten signature in dark ink, appearing to read "Michael Flanagan", written over a horizontal line.

MICHAEL FLANAGAN, INTERIM DIRECTOR

Mailing Address:

EMSL ANALYTICAL, INC
5 CONSTITUTION WAY
UNIT A
WOBURN, MA 01801

Asbestos Survey Report
600 Belmont Street
Brockton, MA 02301



APPENDIX C: Laboratory Results

**EMSL Analytical, Inc.**

5 Constitution Way, Unit A Woburn, MA 01801

Tel/Fax: (781) 933-8411 / (781) 933-8412

<http://www.EMSL.com> / bostonlab@emsl.com**EMSL Order:** 132101996**Customer ID:** BNNR78**Customer PO:****Project ID:****Attention:** Darren J. Johnson

Banner Environmental Services, Inc.

31 Hayward Street

Suite 2A-205

Franklin, MA 02038

Project: State House; 600 Belmont Street; Brockton, MA**Phone:** (866) 934-2374**Fax:** (866) 816-2374**Received Date:** 03/19/2021 9:45 AM**Analysis Date:** 03/19/2021**Collected Date:** 03/18/2021

**Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized
Light Microscopy**

Sample	Description	Appearance	<u>Non-Asbestos</u>		<u>Asbestos</u>
			% Fibrous	% Non-Fibrous	% Type
01 132101996-0001	Debris - Laminate Adhesive	White/Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
02 132101996-0002	Debris - Paper - Black	Black Fibrous Homogeneous	50% Cellulose 8% Glass	42% Non-fibrous (Other)	None Detected
03 132101996-0003	Debris - Paper - Black	Black Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
04 132101996-0004	Debris - Window Glaze	White Non-Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile
05 132101996-0005	Debris - Pipefitting Coating	Gray/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
06 132101996-0006	Debris - Roof Material	Black Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
07 132101996-0007	Debris - Caulk - Black	Black Fibrous Homogeneous	20% Cellulose	75% Non-fibrous (Other)	5% Chrysotile
08 132101996-0008	Debris - Roof Material	Black Fibrous Homogeneous	10% Cellulose 10% Glass	80% Non-fibrous (Other)	None Detected
09 132101996-0009	Debris - Roof Material	Black Fibrous Homogeneous	10% Glass	90% Non-fibrous (Other)	None Detected
10 132101996-0010	Debris - Roof Material	Black Fibrous Homogeneous		90% Non-fibrous (Other)	10% Chrysotile
11 132101996-0011	Debris - Pipe Gasket	Tan Fibrous Homogeneous	90% Glass	10% Non-fibrous (Other)	None Detected
12 132101996-0012	Debris - Roof Material	Black Fibrous Homogeneous	20% Cellulose	77% Non-fibrous (Other)	3% Chrysotile
13 132101996-0013	Debris - Wall Material	Tan/White Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	<1% Chrysotile
14 132101996-0014	Debris - Wall Material	Gray Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected
15 132101996-0015	Debris - Window Glaze	Tan/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
16 132101996-0016	Debris - Window Caulking	Tan/White Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile

Initial report from: 03/19/2021 12:56:24

**EMSL Analytical, Inc.**

5 Constitution Way, Unit A Woburn, MA 01801

Tel/Fax: (781) 933-8411 / (781) 933-8412

<http://www.EMSL.com / bostonlab@emsl.com>**EMSL Order:** 132101996**Customer ID:** BNNR78**Customer PO:****Project ID:**

**Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized
Light Microscopy**

Sample	Description	Appearance	Non-Asbestos		Asbestos % Type
			% Fibrous	% Non-Fibrous	
17 132101996-0017	Debris - Decorative Molding Coating	Various Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
18 132101996-0018	Debris - Roof Material	Black Fibrous Homogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
19 132101996-0019	Debris - Ceramic Floor Tile Adhesive	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
20 132101996-0020	Debris - Roof Material	Black Fibrous Homogeneous	50% Cellulose	50% Non-fibrous (Other)	None Detected
21 132101996-0021	Debris - Siding Caulk	Tan Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile
22 132101996-0022	Debris - Window Glaze	White Non-Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile
23 132101996-0023	Basement - Wall - Joint Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
24 132101996-0024	Basement - Wall - Gypsum Board	White Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
25 132101996-0025	Basement - Pipe - Insulation	Tan/Black Fibrous Homogeneous	60% Cellulose	5% Non-fibrous (Other)	35% Chrysotile
26 132101996-0026	Basement - Ceiling - Perimeter Caulk	Gray/Tan Fibrous Homogeneous	3% Cellulose	97% Non-fibrous (Other)	None Detected

Analyst(s)

Elizabeth Stutts (26)

Steve Grise, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Woburn, MA NVLAP Lab Code 101147-0, CT PH-0315, MA AA000188, RI AAL-139, VT AL998919, ME LB-0039

Initial report from: 03/19/2021 12:56:24

OrderID: 132101996

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Bulk Building Material Chain of Custody

EMSL Order Number (Lab Use Only):

132101996

 EMSL ANALYTICAL, INC.
 Unit # 4 50A
 Northwestern Drive
 Salem, NH 03079
 PHONE: (800) 220-3675
 FAX: (856) 786-5974

Company :Banner Environmental Services, Inc,		EMSL-Bill to: <input type="checkbox"/> Same <input checked="" type="checkbox"/> Different If Bill to is Different note instructions in Comments**	
Street: 254 Bodwell Street		Third Party Billing requires written authorization from third party	
City:Avon	State/Province: MA	Zip/Postal Code: 02322	Country: USA
Report To (Name): Darren J. Johnson		Telephone #: 866-934-2374	
Email Address: djohnson@bannerenvironmental.com		Fax #:	Purchase Order:
Project Name/Number: State House- 660 Belmont St.		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
U.S. State Samples Taken: Brockton, MA		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour <input checked="" type="checkbox"/> 6 Hour <input type="checkbox"/> 24 Hour <input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week			
*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.			
PLM - Bulk (reporting limit)		TEM - Bulk	
<input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NIOSH 9002 (<1%) <input type="checkbox"/> NY ELAP Method 198.1 (friable in NY) <input type="checkbox"/> NY ELAP Method 198.6 NOB (non-friable-NY) <input type="checkbox"/> OSHA ID-191 Modified <input type="checkbox"/> Standard Addition Method		<input type="checkbox"/> TEM EPA NOB - EPA 600/R-93/116 Section 2.5.5.1 <input type="checkbox"/> NY ELAP Method 198.4 (TEM) <input type="checkbox"/> Chatfield Protocol (semi-quantitative) <input type="checkbox"/> TEM % by Mass - EPA 600/R-93/116 Section 2.5.5.2 <input type="checkbox"/> TEM Qualitative via Filtration Prep Technique <input type="checkbox"/> TEM Qualitative via Drop Mount Prep Technique Other <input type="checkbox"/>	
<input checked="" type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Date Sampled: 3/18/2021	
Samplers Name: Darren J. Johnson		Samplers Signature:	
Sample #	HA #	Sample Location	Material Description
01		Debris	Laminate adhesive
02		Debris	Paper- Black
03			d d
04			Window Glaze
05			Pipe fitting Coating
06			Roof material
07			Caulk- Black
08			Roof material
09			Roof material
10			Laminate adhesive
Client Sample # (s): 01 - 26		Total # of Samples: 26	
Relinquished (Client):		Date: 3/18/2021 Time:	
Received (Lab):		Date: Time: 9:45 1/2	
Comments/Special Instructions:			

Controlled Document - Asbestos COC - R6 - 11/29/2012

Page 1 of 2 pages

PIIC 000878

Page 1 Of 2

 REC'D
 EMSL-BOSTON
 MAR 19 2021
 efx 7960
 8612-3520



EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Bulk Building Material

Chain of Custody

EMSL Order Number (Lab Use Only):

132101996

Page 38 of 105
EMISL ANALYTICAL, INC.


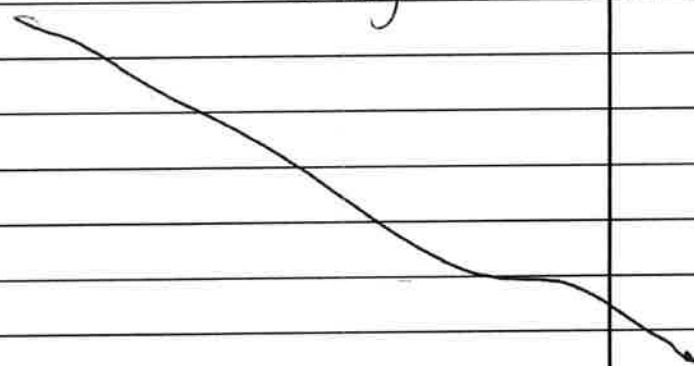
5 CONSTITUTION WAY, UNIT A

WOBURN, MA 01801

PHONE: (781) 933-8411

FAX: (781) 933-8412

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

Sample #	HA #	Sample Location	Material Description
11		Debris	Pipe Gasket.
12			Roof material
13			wall material
14			d
15			window Glaze
16			window Caulk
17			Decorative molding Gating
18			Roof material
19			Ceramic Floor tile adhesive
20			Roof material
21			Siding Caulk
22			Window Glaze
23		Basement - wall	Joint Compound
24		d	Gypsum board
25		Pipe	Insulation
26		Ceiling	Perimeter Caulk.
			

*Comments/Special Instructions:

Page 2 of 2 pages

Controlled Document – Asbestos COC – R2 – 4/9/2013








REC'D
FMSI-BOSTON
MAR 19 2021

Asbestos Survey Report

600 Belmont Street
Brockton, MA 02301



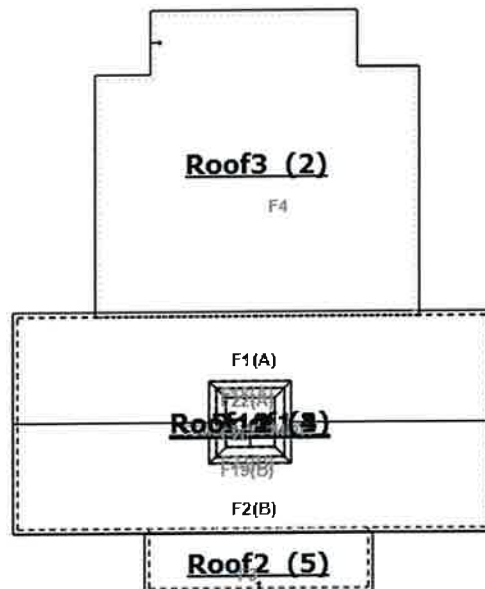
APPENDIX D: Photos

	
Roofing Debris	Window Deris
	
Roofing Debris	Roofing Debris
	
Window Caulk	Debris Pile
	
Basement Pipe Insulation	

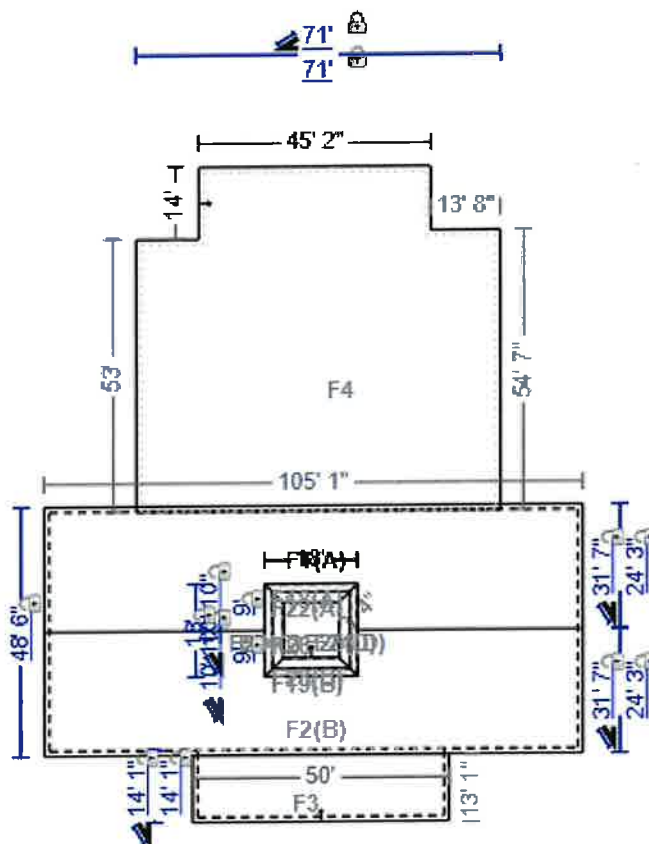


Order ID - P250109427

**Address - 433 Forest Avenue Brockton Plymouth County Massachusetts United
States 02301**



FACE	SQ FT	# SQs	Slope - Rise / 12
F1	3,106.23	31.06	10.00
F2	3,106.23	31.06	10.00
F3	654.17	6.54	0.00
F4	4,416.91	44.17	0.00
F18	30.32	0.30	8.00
F19	29.17	0.29	8.00
F20	30.52	0.31	8.00
F21	28.97	0.29	8.00
F22	32.73	0.33	8.00
F23	32.76	0.33	8.00
F24	32.86	0.33	8.00
F25	32.90	0.33	8.00
F26	115.79	1.16	0.00
Estimated Total:11649.56		116.50	



Square Feet	Squares	Perimeter	Ridge	Hip
11649.56	116.5	742.64	87.08	22.68
Waste Factors	10% Waste	128.15	18% Waste	137.46
	15% Waste	133.97	20% Waste	139.79

Total Area summary

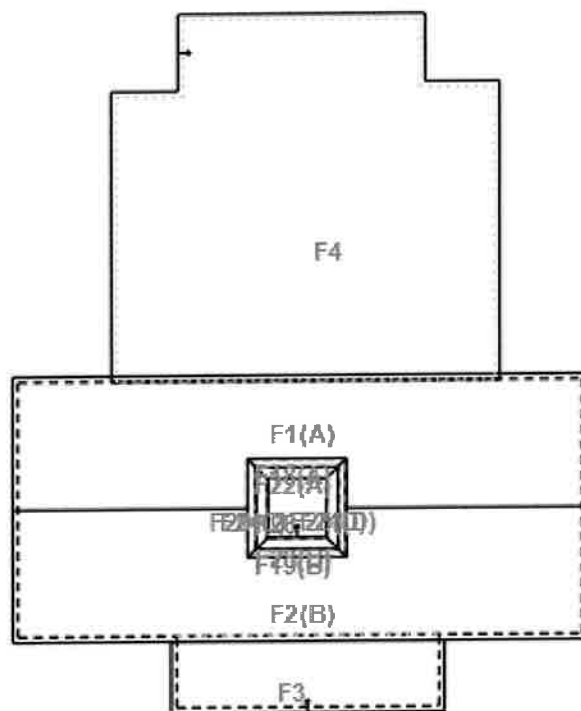
Roof Facets	13
Area(sq.ft.)	11649.56
Squares	116.50

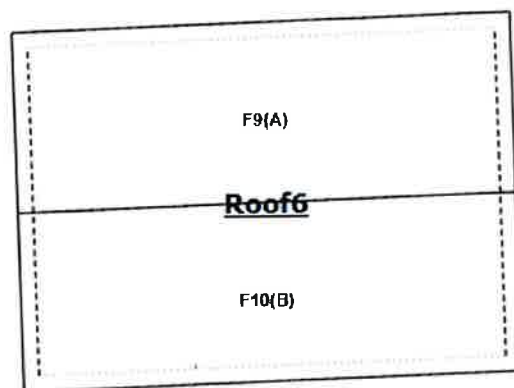
Edge Length Summary

Edge Type	Length(Ft.)
Eave	616.38
Rake	126.27
Hip	22.68
Valley	50.00
Ridge	87.08
Step Flashing	46.86
Apron Flashing	209.84

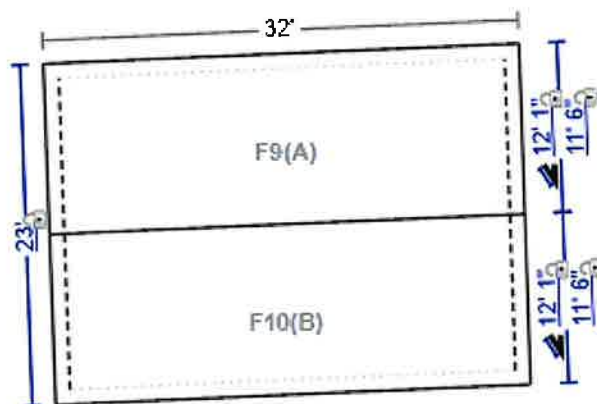
Roof Area Summary

Pitch	Area(Sq.Ft.)
0/12	5186.87
8/12	250.23
10/12	6212.46
Total	11649.56





FACE	SQ FT	# SQs	Slope - Rise / 12
F9	387.91	3.88	4.00
F10	387.91	3.88	4.00
Estimated Total:		7.76	



Square Feet	Squares	Perimeter	Ridge	Hip
775.81	7.76	112.49	32.00	0.00
Waste Factors	10% Waste	8.53	18% Waste	9.15
	15% Waste	8.92	20% Waste	9.31

Total Area summary

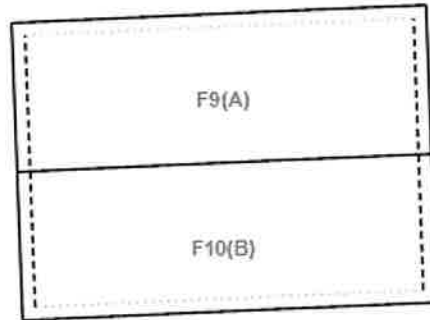
Roof Facets	02
Area(sq.ft.)	775.81
Squares	7.76

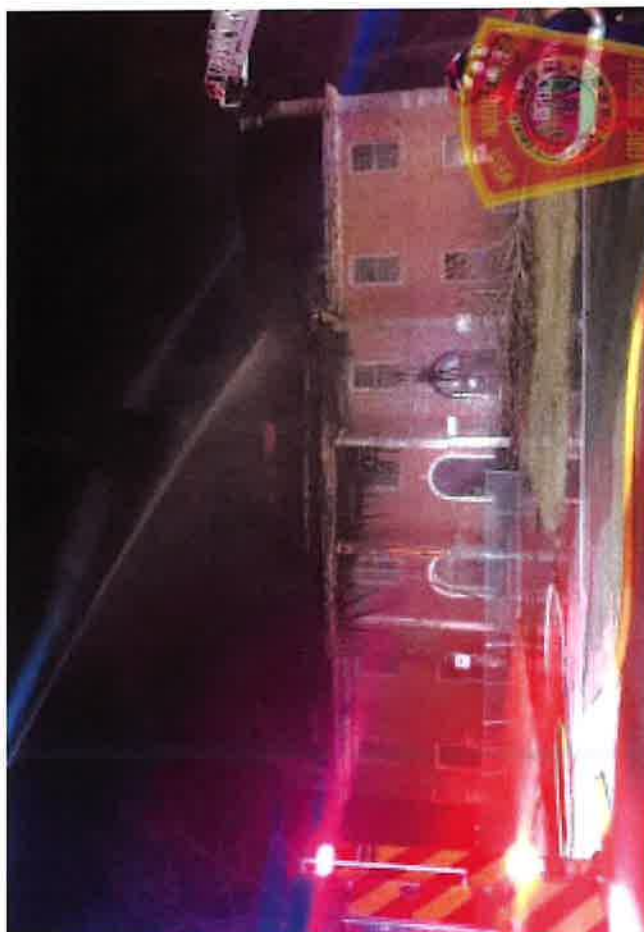
Edge Length Summary

Edge Type	Length(Ft.)
Eave	64.00
Rake	48.49
Hip	0.00
Valley	0.00
Ridge	32.00
Step Flashing	0.00
Apron Flashing	0.00

Roof Area Summary

Pitch	Area(Sq.Ft.)
4/12	775.81
Total	775.81

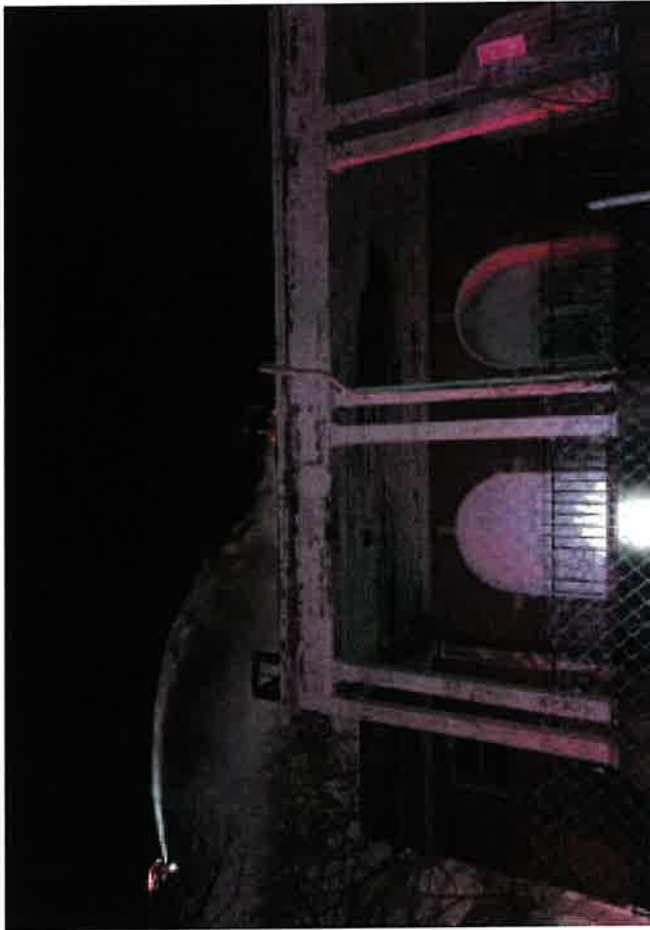




PIIC 000891



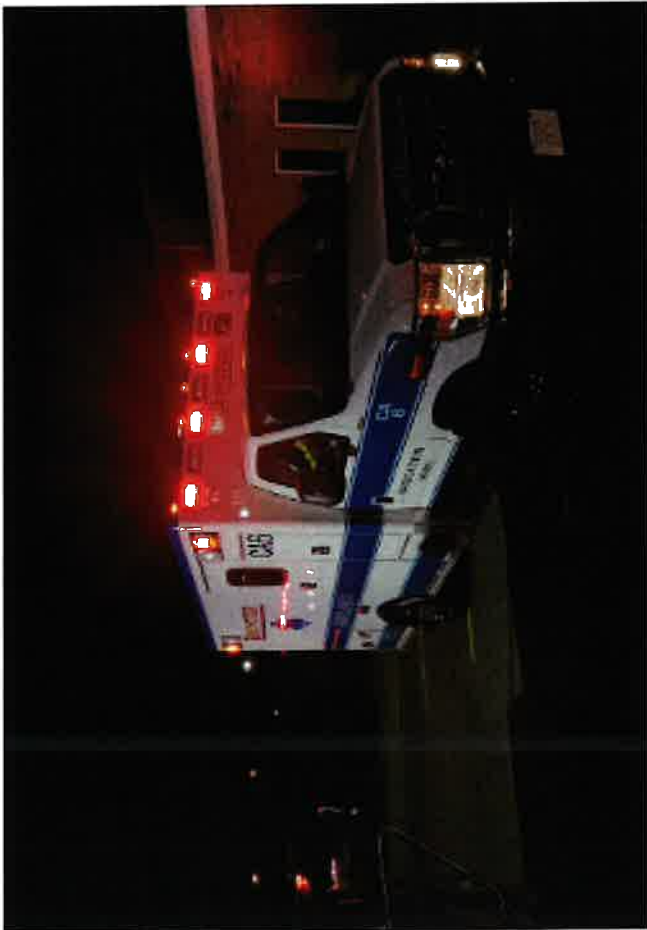
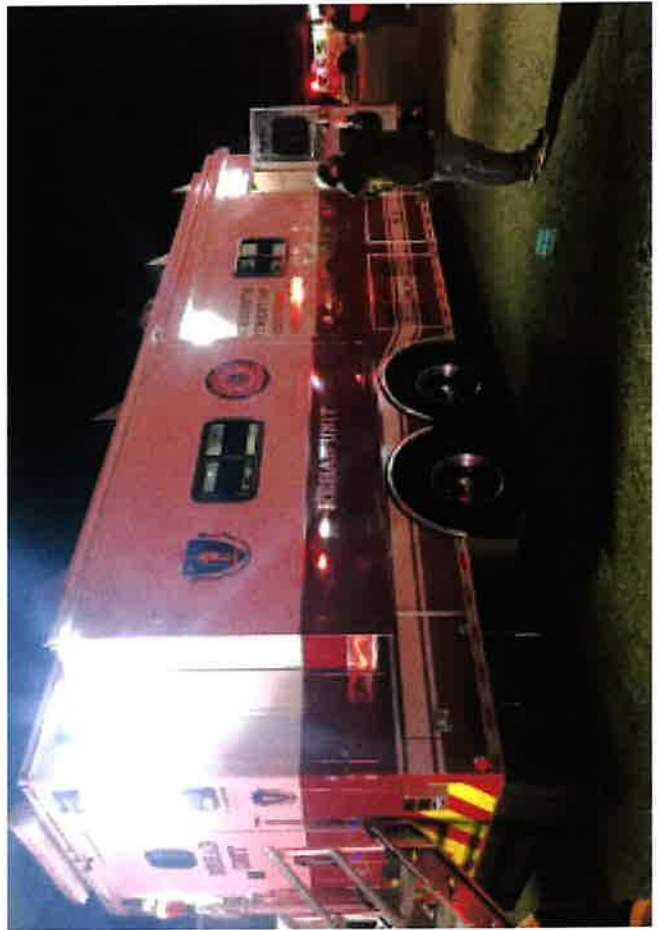
PIC 000892

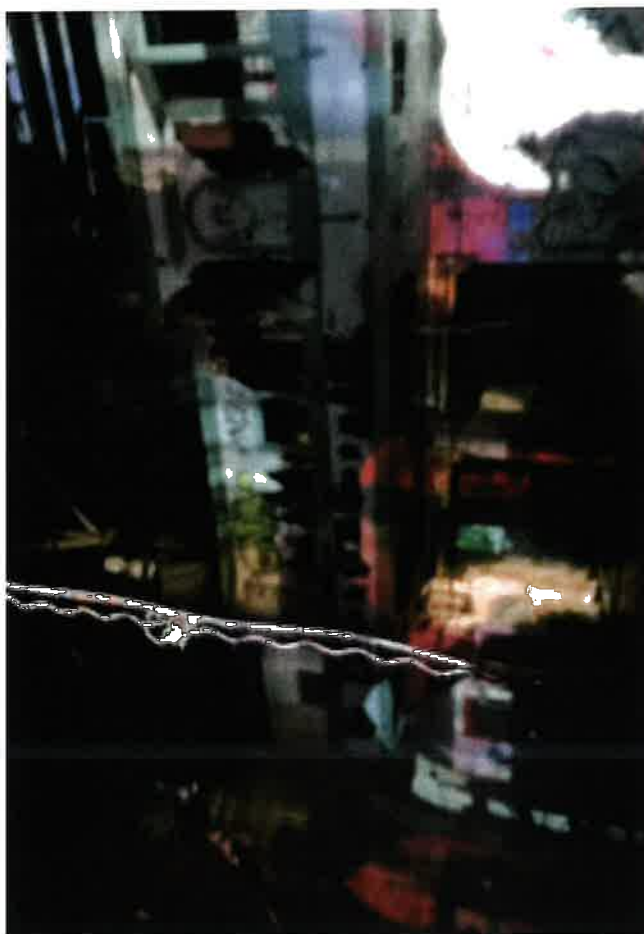
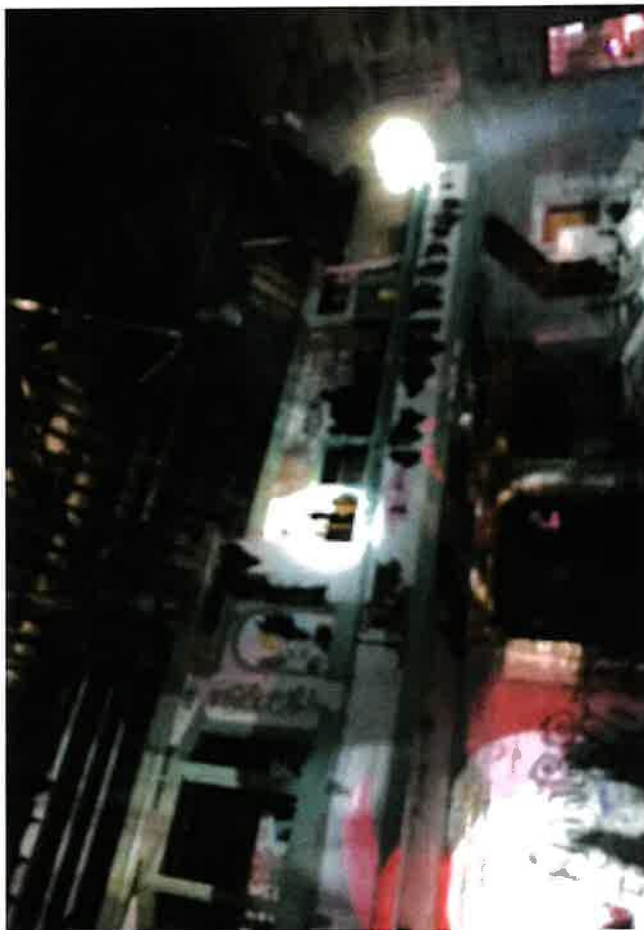
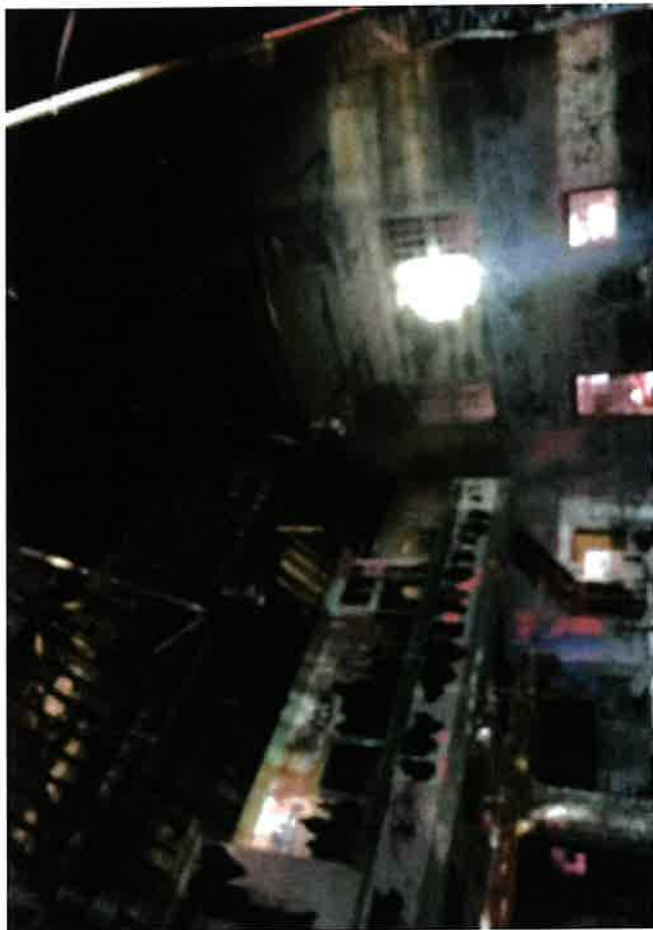


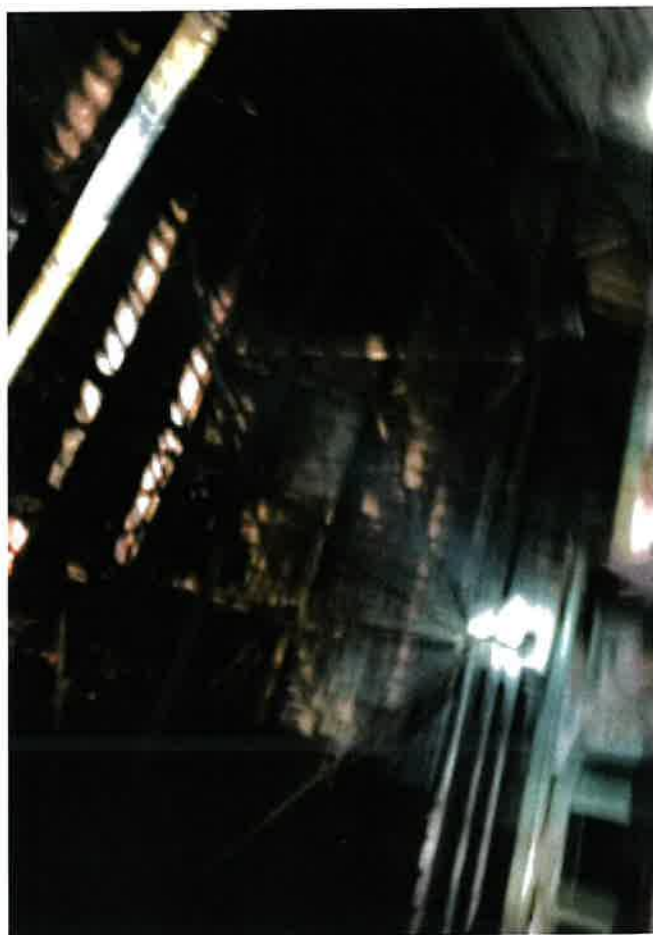
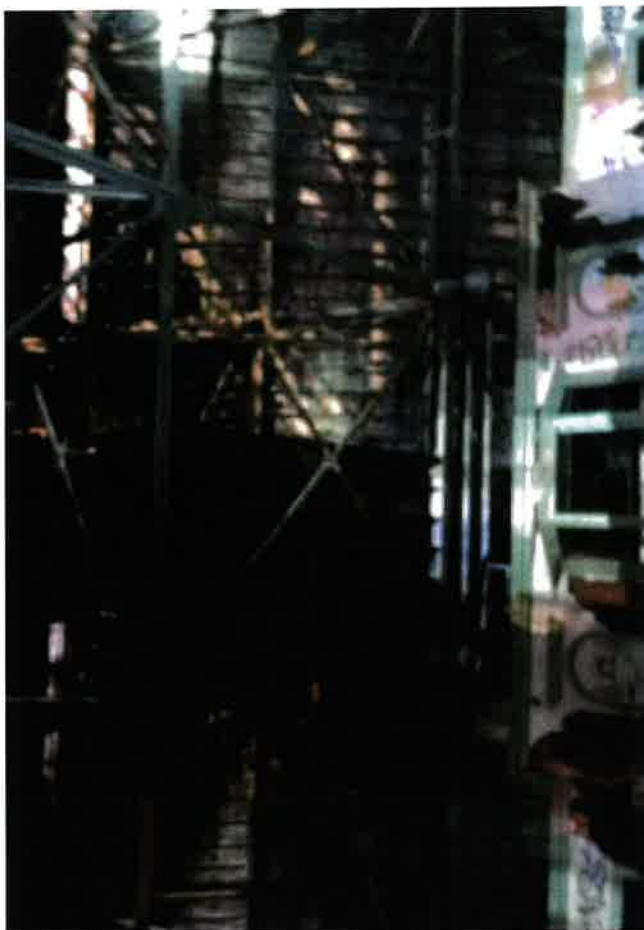
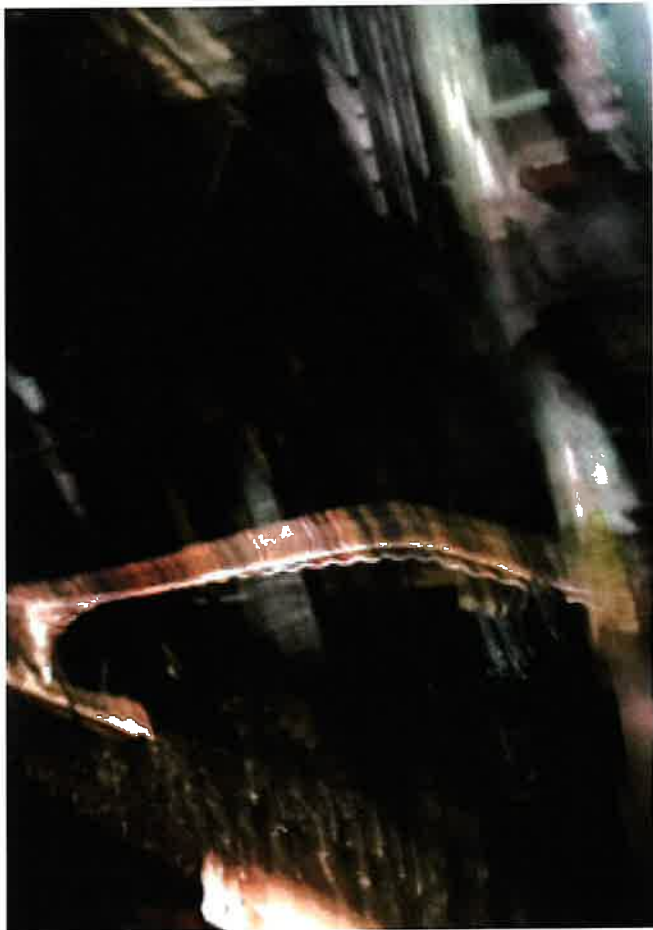


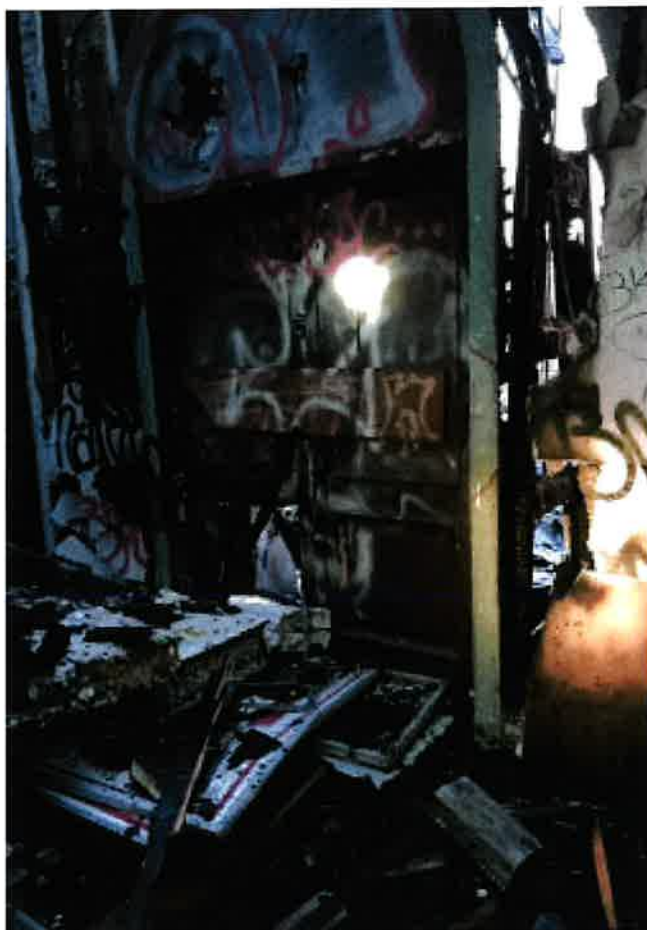
PIC 000894



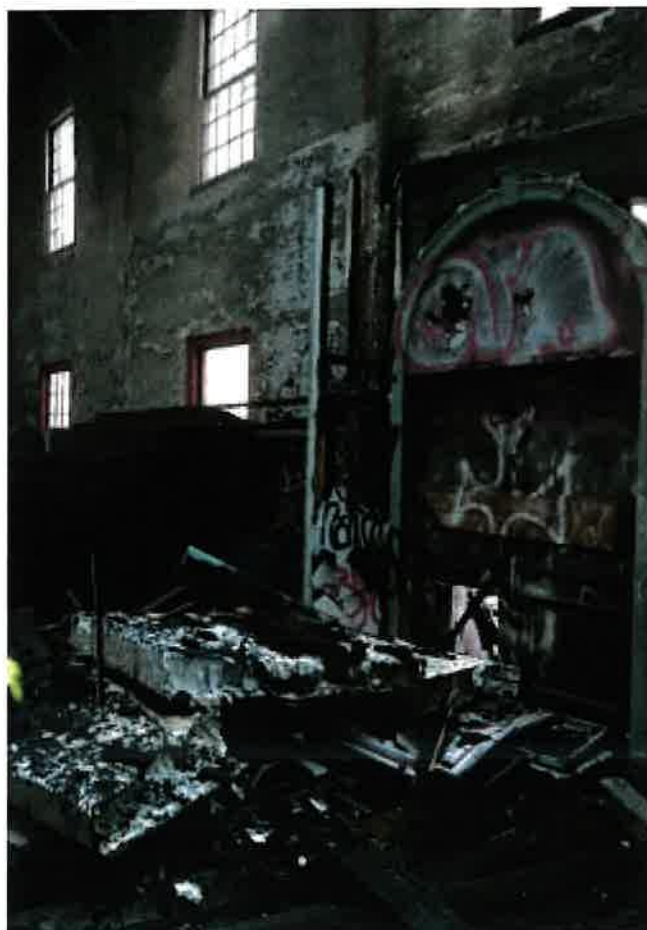














PIC 000902







PLIC 000905



PIIC 000906













PIC 000912



83-0952_028_BROCK_Statehouse.tif



83-0952_027_BROCK_Statehouse.tif



83-0952_026_BROCK_Statehouse.tif



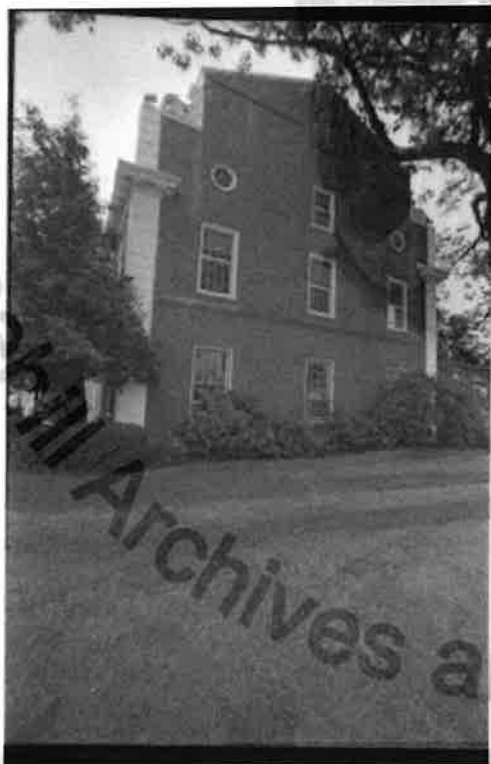
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83-0952_024_BROCK_Statehouse.tif



83-0952_023_BROCK_Statehouse.tif



83-0952_022_BROCK_Statehouse.tif



83-0952_021_BROCK_Statehouse.tif



83-0952_020_BROCK_Statehouse.tif



83-0952_019_BROCK_Statehouse.tif



83-0952_018_BROCK_Statehouse.tif



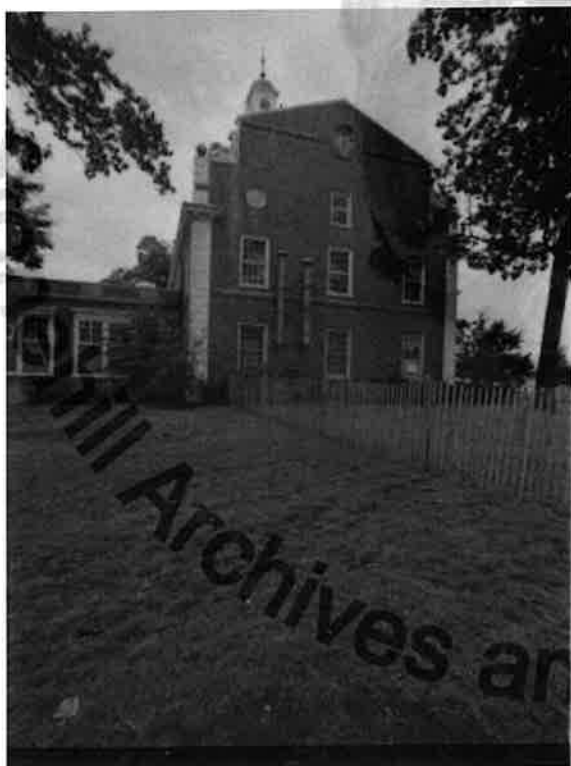
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83-0952_016_BROCK_Statehouse.tif



83-0952_015_BROCK_Statehouse.tif



83-0952_014_BROCK_Statehouse.tif



83-0952_013_BROCK_Statehouse.tif



83-0952_012_BROCK_Statehouse.tif



83-0952_011_BROCK_Statehouse.tif



83-0952_010_BROCK_Statehouse.tif



83-0952_009_BROCK_Statehouse.tif



83-0952_008_BROCK_Statehouse.tif



83-0952_007_BROCK_Statehouse.tif



83-0952_006_BROCK_Statehouse.tif



83-0952_005_BROCK_Statehouse.tif



83-0952_004_BROCK_Statehouse.tif



83-0952_003_BROCK_Statehouse.tif



83-0952_002_BROCK_Statehouse.tif



83-0952_001_BROCK_Statehouse.tif



95-0646_005_BROCK_Statehouse.tif



95-0646_004_BROCK_Statehouse.tif



95-0646_003_BROCK_Statehouse.tif



95-0646_002_BROCK_Statehouse.tif



95-0646_001_BROCK_Statehouse.tif

Insured :	BAS Holding Corp.	Claim # :	PHEK21031426748	File #:	21-00764
Loss Loc.:	433 Forest Avenue, Brockton, MA 02301	Policy #:	PHPK2149023	Adjuster:	Andrew McCormack



Date Taken: 3/22/2021
Photo #: 1 of 13
Comments: Insured's Photo - prior to demo



Date Taken: 3/22/2021
Photo #: 2 of 13
Comments: Insured's Photo - demo process

Insured :	BAS Holding Corp.	Claim # :	PHEK21031426748	File #:	21-00764
Loss Loc.:	433 Forest Avenue, Brockton, MA 02301	Policy #:	PHPK2149023	Adjuster:	Andrew McCormack



Date Taken: 3/22/2021
Photo #: 3 of 13
Comments: Demo completed



Date Taken: 3/22/2021
Photo #: 4 of 13
Comments: Demo completed

Insured :	BAS Holding Corp.	Claim # :	PHEK21031426748	File #:	21-00764
Loss Loc.:	433 Forest Avenue, Brockton, MA 02301	Policy #:	PHPK2149023	Adjuster:	Andrew McCormack



Date Taken: 3/22/2021
Photo #: 5 of 13
Comments: Demo completed



Date Taken: 3/22/2021
Photo #: 6 of 13
Comments: Demo completed

Insured :	BAS Holding Corp.	Claim # :	PHEK21031426748	File #:	21-00764
Loss Loc.:	433 Forest Avenue, Brockton, MA 02301	Policy #:	PHPK2149023	Adjuster:	Andrew McCormack



Date Taken: 3/22/2021
Photo #: 7 of 13
Comments: Demo completed



Date Taken: 3/22/2021
Photo #: 8 of 13
Comments: Demo completed

Insured : BAS Holding Corp.

Loss Loc.: 433 Forest Avenue, Brockton, MA 02301

Claim # : PHEK21031426748

Policy #: PHPK2149023

File #: 21-00764

Adjuster: Andrew McCormack



Date Taken: 3/22/2021

Photo #: 9 of 13

Comments: Demo completed



Date Taken: 3/22/2021

Photo #: 10 of 13

Comments: Demo completed

Insured :	BAS Holding Corp.	Claim # :	PHEK21031426748	File #:	21-00764
Loss Loc.:	433 Forest Avenue, Brockton, MA 02301	Policy #:	PHPK2149023	Adjuster:	Andrew McCormack



Date Taken: 3/22/2021
Photo #: 11 of 13
Comments: Demo completed



Date Taken: 3/22/2021
Photo #: 12 of 13
Comments: Demo completed

Insured :	BAS Holding Corp.	Claim # :	PHEK21031426748	File #:	21-00764
Loss Loc.:	433 Forest Avenue, Brockton, MA 02301	Policy #:	PHPK2149023	Adjuster:	Andrew McCormack



Date Taken: 3/22/2021
Photo #: 13 of 13
Comments: Demo completed

Insured: BAS Holding Corp.

Claim

No: PHEK21031426748

File No: 21-00764

Loss Location: 433 Forest Avenue, Brockton, MA 02301

Policy No: PHPK2149023

Adjuster: Andrew
McCormack



Date Taken: 3/22/2021

Photo#: 1

Comments: Insured's Photo - prior to demo



Date Taken: 3/22/2021

Photo#: 2

Comments: Insured's Photo - demo process

Insured: BAS Holding Corp.

**Claim
No:** PHEK21031426748

File No: 21-00764

Loss Location: 433 Forest Avenue, Brockton, MA 02301

Policy No: PHPK2149023

Adjuster: Andrew
McCormack



Date Taken: 3/22/2021

Photo#: 3

Comments: Demo completed



Date Taken: 3/22/2021

Photo#: 4

Comments: Demo completed

Insured: BAS Holding Corp.

Claim

No: PHEK21031426748

File No: 21-00764

Loss Location: 433 Forest Avenue, Brockton, MA 02301

Policy No: PHPK2149023

Adjuster: Andrew
McCormack



Date Taken: 3/22/2021

Photo#: 5

Comments: Demo completed



Date Taken: 3/22/2021

Photo#: 6

Comments: Demo completed

Insured: BAS Holding Corp.

Claim
No: PHEK21031426748

File No: 21-00764

Loss Location: 433 Forest Avenue, Brockton, MA 02301

Policy No: PHPK2149023

Adjuster: Andrew
McCormack



Date Taken: 3/22/2021

Photo#: 7

Comments: Demo completed



Date Taken: 3/22/2021

Photo#: 8

Comments: Demo completed

Insured: BAS Holding Corp.

Claim

No: PHEK21031426748

File No: 21-00764

Loss Location: 433 Forest Avenue, Brockton, MA 02301

Policy No: PHPK2149023

Adjuster: Andrew
McCormack



Date Taken: 3/22/2021

Photo#: 9

Comments: Demo completed



Date Taken: 3/22/2021

Photo#: 10

Comments: Demo completed

Insured: BAS Holding Corp.

Claim

No: PHEK21031426748

File No: 21-00764

Loss Location: 433 Forest Avenue, Brockton, MA 02301

Policy No: PHPK2149023

Adjuster: Andrew
McCormack



Date Taken: 3/22/2021

Photo#: 11

Comments: Demo completed



Date Taken: 3/22/2021

Photo#: 12

Comments: Demo completed

Insured: BAS Holding Corp.

**Claim
No:** PHEK21031426748

File No: 21-00764

Loss Location: 433 Forest Avenue, Brockton, MA 02301

Policy No: PHPK2149023

Adjuster: Andrew
McCormack



Date Taken: 3/22/2021

Photo#: 13

Comments: Demo completed



Date Taken: 3/26/2021

Photo#: 14

Comments:

Insured: BAS Holding Corp.

Claim

No: PHEK21031426748

File No: 21-00764

Loss Location: 433 Forest Avenue, Brockton, MA 02301

Policy No: PHPK2149023

Adjuster: Andrew
McCormack



Date Taken: 3/26/2021

Photo#: 15

Comments:



Date Taken: 3/26/2021

Photo#: 16

Comments:

Insured: BAS Holding Corp.

Claim

No: PHEK21031426748

File No: 21-00764

Loss Location: 433 Forest Avenue, Brockton, MA 02301

Policy No: PHPK2149023

Adjuster: Andrew
McCormack



Date Taken: 3/26/2021

Photo#: 17

Comments:



Date Taken: 3/26/2021

Photo#: 18

Comments:

Insured: BAS Holding Corp.

Claim

No: PHEK21031426748

File No: 21-00764

Loss Location: 433 Forest Avenue, Brockton, MA 02301

Policy No: PHPK2149023

Adjuster: Andrew
McCormack



Date Taken: 3/26/2021

Photo#: 19

Comments:



Date Taken: 3/26/2021

Photo#: 20

Comments:

Insured: BAS Holding Corp.

Claim
No: PHEK21031426748

File No: 21-00764

Loss Location: 433 Forest Avenue, Brockton, MA 02301

Policy No: PHPK2149023

Adjuster: Andrew
McCormack



Date Taken: 3/26/2021

Photo#: 21

Comments:



Date Taken: 3/26/2021

Photo#: 22

Comments:

Insured: BAS Holding Corp.

Claim

No: PHEK21031426748

File No: 21-00764

Loss Location: 433 Forest Avenue, Brockton, MA 02301

Policy No: PHPK2149023

Adjuster: Andrew
McCormack



Date Taken: 3/26/2021

Photo#: 23

Comments:



Date Taken: 3/26/2021

Photo#: 24

Comments:

Insured: BAS Holding Corp.

Claim
No: PHEK21031426748

File No: 21-00764

Loss Location: 433 Forest Avenue, Brockton, MA 02301

Policy No: PHPK2149023

Adjuster: Andrew
McCormack



Date Taken: 3/26/2021

Photo#: 25

Comments:



Date Taken: 3/26/2021

Photo#: 26

Comments:

Insured: BAS Holding Corp.

Claim

No: PHEK21031426748

File No: 21-00764

Loss Location: 433 Forest Avenue, Brockton, MA 02301

Policy No: PHPK2149023

Adjuster: Andrew
McCormack



Date Taken: 3/26/2021

Photo#: 27

Comments:



Date Taken: 3/26/2021

Photo#: 28

Comments:

Insured: BAS Holding Corp.

Claim
No: PHEK21031426748

File No: 21-00764

Loss Location: 433 Forest Avenue, Brockton, MA 02301

Policy No: PHPK2149023

Adjuster: Andrew
McCormack



Date Taken: 3/26/2021

Photo#: 29

Comments:



Date Taken: 3/26/2021

Photo#: 30

Comments:

Insured: BAS Holding Corp.

Claim
No: PHEK21031426748

File No: 21-00764

Loss Location: 433 Forest Avenue, Brockton, MA 02301

Policy No: PHPK2149023

Adjuster: Andrew
McCormack



Date Taken: 3/26/2021

Photo#: 31

Comments:



Date Taken: 3/26/2021

Photo#: 32

Comments:

Insured: BAS Holding Corp.

Claim

No: PHEK21031426748

File No: 21-00764

Loss Location: 433 Forest Avenue, Brockton, MA 02301

Policy No: PHPK2149023

Adjuster: Andrew
McCormack



Date Taken: 3/26/2021

Photo#: 33

Comments:



Date Taken: 3/26/2021

Photo#: 34

Comments:

Insured: BAS Holding Corp.

Claim

No: PHEK21031426748

File No: 21-00764

Loss Location: 433 Forest Avenue, Brockton, MA 02301

Policy No: PHPK2149023

Adjuster: Andrew
McCormack



Date Taken: 3/26/2021

Photo#: 35

Comments:



Date Taken: 3/26/2021

Photo#: 36

Comments: